

056.0

0002

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

821,100 / 821,100

USE VALUE:

821,100 / 821,100

ASSESSED:

821,100 / 821,100

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
30-32		LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOSHDIGIAN REALTY LLC
Owner 2:	
Owner 3:	

Street 1: 63 MINUTEMAN DR

Street 2:

Twn/City: CONCORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01742 Type:

PREVIOUS OWNER

Owner 1: GOSHDIGIAN VIOLET TRUSTEE -

Owner 2: MASS AVE & LAUREL ST TRUST -

Street 1: 1077 MASS AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,825 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2613 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3825		Sq. Ft.	Site		0	70.	1.40	11									374,325						374,300	

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
104		3825.000		446,800				374,300		821,100					

EXTERIOR INFORMATION

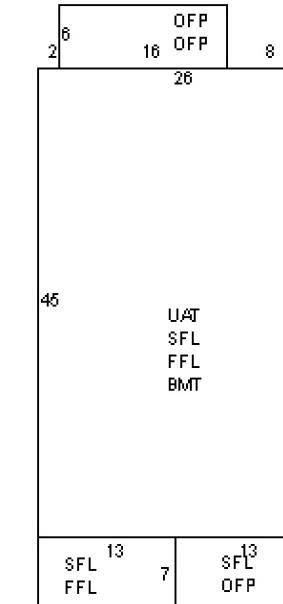
Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 12	BRs: 5
	Baths: 2	HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
2	12	5

RES BREAKDOWN

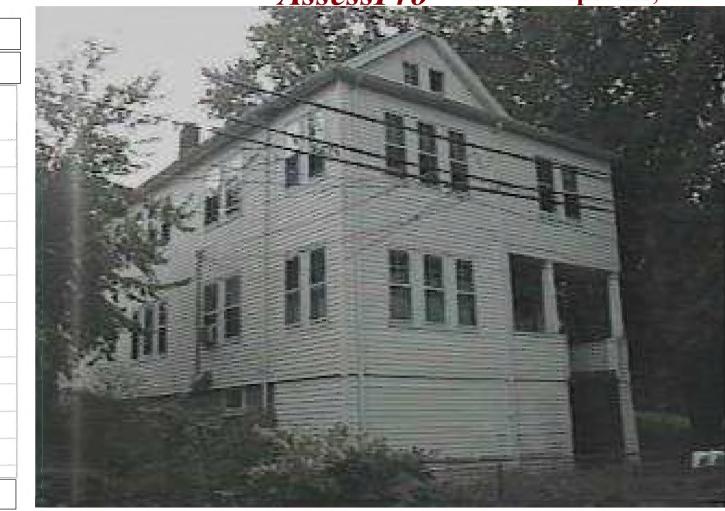
CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ:	170.00
Size Adj.:	1.05183697
Const Adj.:	0.98000199
Adj \$ / SQ:	175.236
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647597
Depreciation:	200755
Depreciated Total:	446842
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr: 175.24
Special Features:	0 Val/Su Net: 102.50
Final Total:	446800 Val/Su SzAd: 170.99

MOBILE HOME Make: Model: Serial #: Year: Color: PARCEL ID 056.0-0002-0024.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: Total Special Features: Total:

IMAGE

AssessPro Patriot Properties, Inc